



Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	Hotondo Homes Launceston - PA\26\0076
PROPERTY ADDRESS:	4 Cheval Close PROSPECT VALE (CT: 188351/47)
DEVELOPMENT:	Single dwelling - setback.

The application can be inspected until **Tuesday, 4 November 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 18 October 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No
 - Have you already received a Planning Review for this proposal? Yes No
 - Is a new vehicle access or crossover required? Yes No
- Indicate by ✓ box

PROPERTY DETAILS:

Address:	<input type="text" value="LOT 47, A CHEVAL CLOSE"/>	Certificate of Title:	<input type="text" value="188351/47"/>
Suburb:	<input type="text" value="PROSPECT"/> <input type="text" value="7250"/>	Lot No:	<input type="text" value="47"/>
Land area:	<input type="text" value="580"/> m ² / ha		
Present use of land/building:	<input type="text" value="VACANT"/>	(vacant, residential, rural, industrial, commercial or forestry)	

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- Building work
 - Change of use
 - Subdivision
 - Demolition
 - Forestry
 - Other

Total cost of development (inclusive of GST): includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 188351	FOLIO 47
EDITION 1	DATE OF ISSUE 05-Feb-2025

SEARCH DATE : 06-Feb-2025

SEARCH TIME : 05.02 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
 Lot 47 on Sealed Plan 188351
 Derivation : Part of 375A-1R-0P Gtd. to James Goodger
 Prior CT 187707/1004

SCHEDULE 1

N176448 TRANSFER to TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD
 Registered 18-Mar-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP188351 FENCING PROVISION in Schedule of Easements
 SP185985, SP186417 & SP187707 FENCING PROVISION in Schedule of
 Easements
 SP10386 & SP18481 FENCING COVENANT in Schedule of Easements
 E172249 INSTRUMENT Creating Restrictive Covenants Registered
 05-Feb-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

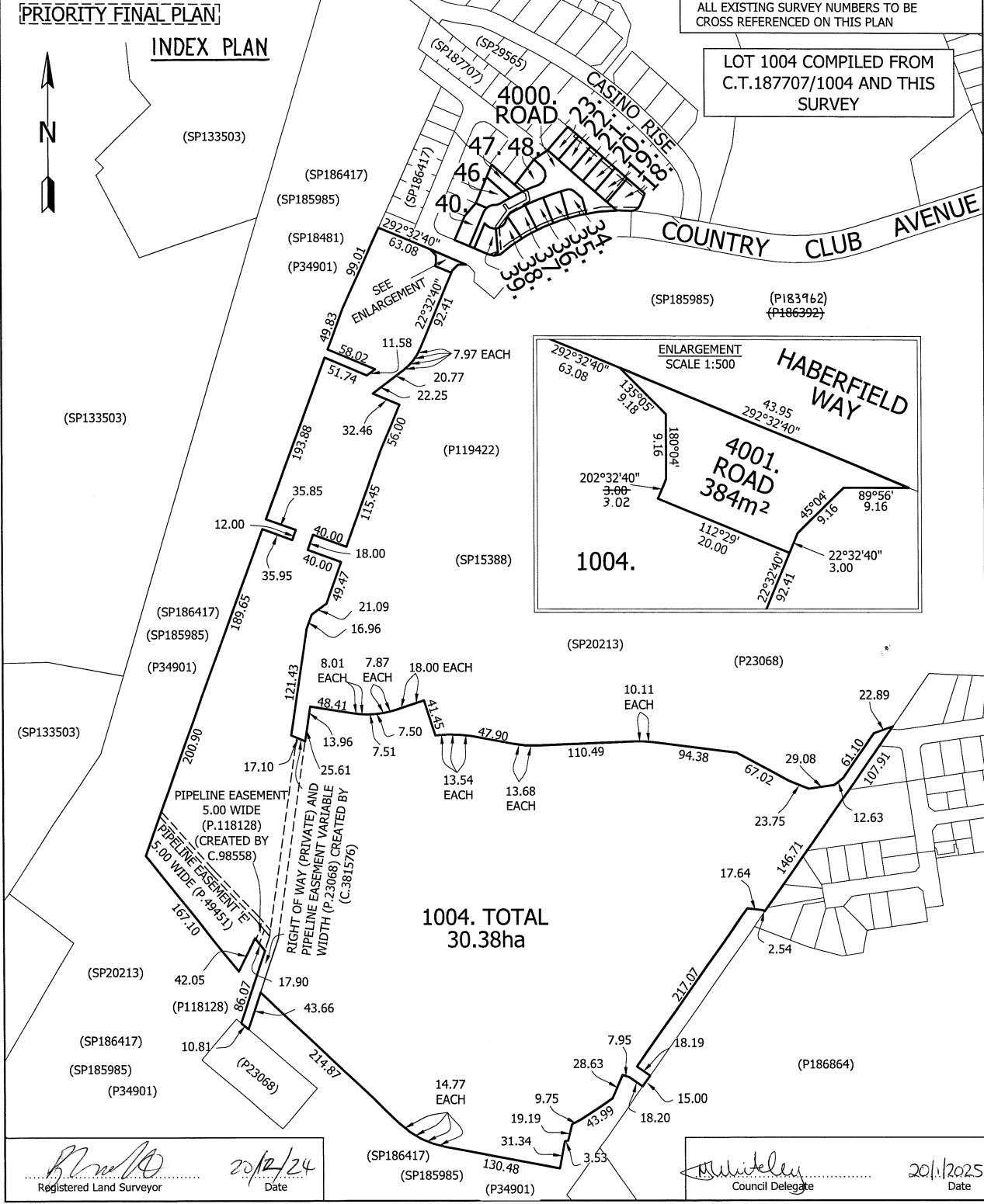
OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD
 FOLIO REFERENCE: C.T.187707/1004
 GRANTEE: PART OF 375A-1R-0P GRANTED TO JAMES GOODGER, PART OF 300 ACRES GRANTED TO JOSEPH PENNY

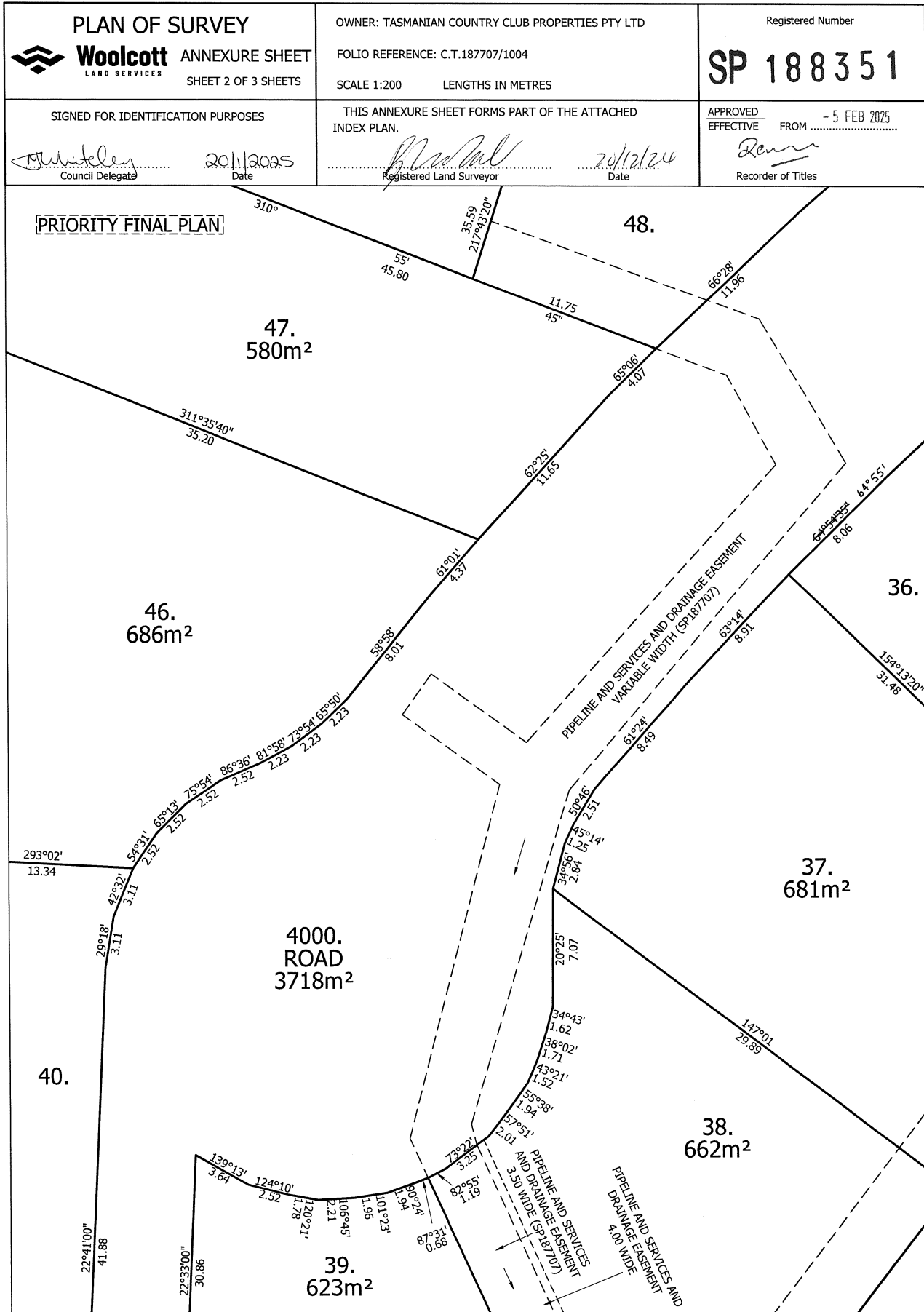


PLAN OF SURVEY
 BY SURVEYOR: BRETT RICHARD WOOLCOTT
 LOCATION: LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON
 SCALE 1:4000 LENGTHS IN METRES

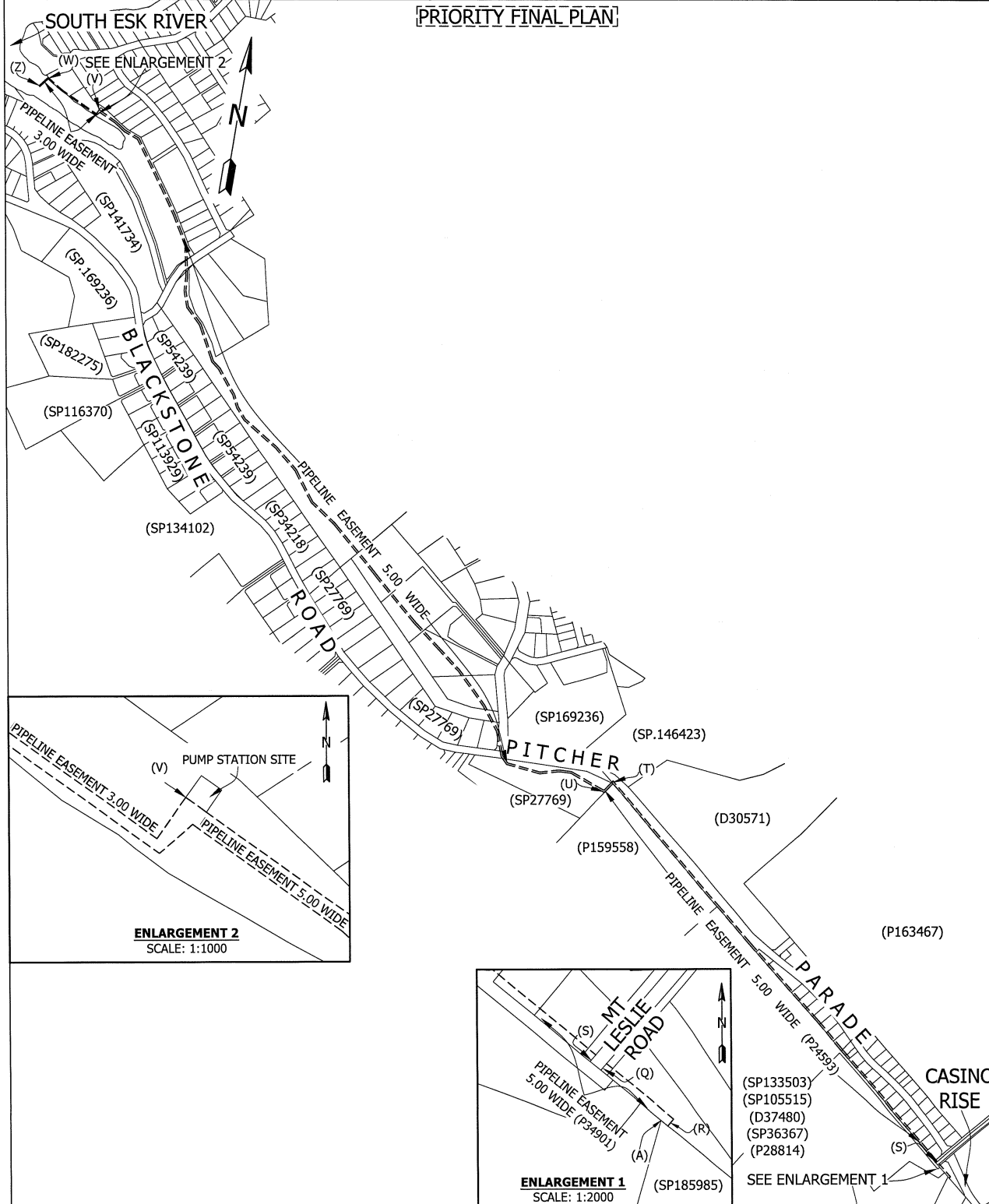
REGISTERED NUMBER
SP188351
 APPROVED EFFECTIVE FROM - 5 FEB 2025

 Recorder of Titles





<p>PLAN OF SURVEY</p> <p>Woolcott ANNEXURE SHEET LAND SERVICES SHEET 3 OF 3 SHEETS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: C.T.187707/1004</p> <p>SCALE 1:10000 LENGTHS IN METRES</p>	<p>Registered Number</p> <p>SP 188351</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>M. Mitchell</i> 20/11/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>H. Adams</i> 20/12/24 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM - 5 FEB 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188351

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

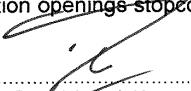
Each lot on the plan is subject to:-

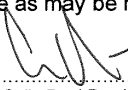
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.


EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 187707 FOLIO 1004

1. Lot 1004 on the Plan is subject to a pipeline easement (as fully defined in dealing no. C381576) in favour of the Meander Valley Council over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
2. Lot 1004 on the Plan is subject to a right of carriage way (appurtenant to lot 8 on Plan No. 23068) over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
3. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. B805803) in favour of Tasmania Irrigation Pty Ltd (ACN 722 799 075) over the land marked "PIPELINE EASEMENT 'E' 5.00 WIDE" on the Plan (subject to the provisions contained in dealing B805803).
4. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater over the land marked "PIPELINE EASEMENT 5.00 WIDE" shown on the Plan (subject to provisions contained in dealing C98558).
5. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with water supply pipeline and pump rights (as fully defined in dealing no. A979664) over the land marked "PIPELINE EASEMENT 5.00 WIDE" and the land marked "PIPELINE EASEMENT 3.00 WIDE" and also marked "STUVWZ" and 'PUMP STATION SITE' as shown on the Plan.
6. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with the full right and liberty for the registered proprietor for the time being (which registered proprietor is hereinafter referred to as "the Owner") of the said land within described (which land is hereinafter referred to as "the Dominant Land") to draw and convey water from the South Esk River to the Dominant Land by means of a water supply pipeline installed or to be installed as hereinafter appears within that portion of the land marked "PIPELINE EASEMENT 5.00 WIDE" and also marked "Q R" on the Plan (and which portion of land is hereinafter referred to as "the Servient Land") and to install lay relay inspect maintain repair renew remove and cleanse a one hundred and fifty millimetre water supply pipeline along within and under the Servient Land and at a depth where practicable of at least one half of a metre below the surface together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary.


 Daniel Joseph Hanna
 Director


 Colin Paul Dewhurst
 Director

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REF 187707/1004 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT:241677	PLAN SEALED BY: <i>Meander Valley Council</i> DATE: <i>20/11/2025</i> REF NO. <i>PA/20/0243</i>
 Council Delegate	

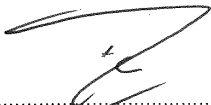
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

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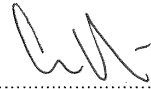
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 188351</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p>	

7. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183692 is together with the full right and liberty for the owner of the Dominant Land for the purposes set forth herein to enter upon the Servient Land at any time with or without inspectors workmen servants agents or other persons authorised by the owner of the Dominant Land to pass and repass on foot or with motor vehicles in over along and upon the Servient Land PROVIDED THAT the water supply pipeline shall be of such strength and so jointed in every part as not to permit the escape of any water passing through the same AND PROVIDED FURTHER THAT the owner of the Dominant Land shall make good any damage or disturbance which may be caused to the Servient Land in relation to any installation inspection maintenance repair renewal removal replacement of cleaning of the water supply pipeline.
8. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.
9. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.
10. Lot 38 on the Plan is subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.
11. Lot 38 on the Plan is subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.
12. Lot 39 on the Plan is subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT "A" VARIABLE WIDTH" as shown passing through Lot 39 on the Plan.
13. Lots 18, 34 and 4000 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of Tas Water over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
14. Lots 18, 34 and 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

*8/2/2022
Colin Paul Dewhurst
Director*



.....
Daniel Joseph Hanna
Director



.....
Colin Paul Dewhurst
Director

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP. 188351</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p>	

15. Lot 48 and Lot 4000 on the Plan are subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
16. Lot 48 and Lot 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

NEW EASEMENTS CREATED

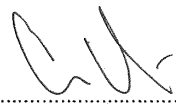
17. Lot 18 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 3.00 WIDE" as shown passing through Lot 18 on the Plan.
18. Lot 19 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "DRAINAGE EASEMENT ~~4.00~~^{3.00} WIDE" as shown passing through Lot 19 on the Plan.
19. Lots 19, 20, 21, 22, and 23 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan. *20/12/24*
20. Lots 19, 20, 21, 22 and 23 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan.
21. Lot 38 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.
22. Lot 38 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.

FENCING PROVISION

In respect of the Lots shown on the Plan the Vendor, Tasmanian Country Club Properties Pty Ltd, shall not be required to fence.



 Daniel Joseph Hanna
 Director



 Colin Paul Dewhurst
 Director

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 188351</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p>	

DEFINITIONS

In this Schedule of Easements:

The **Pipeline and Services Easement** is defined to mean:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the subject lot from the highway at any then existing vehicle entry and cross the subject lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the subject lot.

PROVIDED ALWAYS THAT:

- (a) The registered proprietors of each Lot on the Plan that are subject to the **Pipeline and Services Easement** (each described as "the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (i) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (ii) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (iii) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (iv) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (v) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (vi) permit or allow any action which the Owner must not do or acquiesce in that action.
 - (vii) TasWater is not required to fence any part of the Easement Land.



.....
Daniel Joseph Hanna
Director



.....
Colin Paul Dewhurst
Director

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 188351</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p>	

- (b) The Owner may erect a fence across the Easement Land at the boundaries of the subject Lot.
- (c) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (i) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (ii) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (d) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (e) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (i) reinstate the ground level of the Easement Land; or
 - (ii) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (iii) replace anything that supported, protected or covered the Infrastructure.

And for the purpose of the definition of **Pipeline and Services Easement** and this Schedule of Easements:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (i) sewer pipes and water pipes and associated valves;
- (ii) telemetry and monitoring devices;
- (iii) inspection and access pits;
- (iv) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (v) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (vi) anything reasonably required to support, protect or cover any of the Infrastructure;
- (vii) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (ix) where the context permits, any part of the Infrastructure.

"Easement Land" means the land described as:

- (i) "Pipeline and Services Easement 3.00 Wide"
- (ii) "Pipeline and Services and Drainage Easement "A" 4.00 Wide"
- (iii) "Pipeline and Services and Drainage Easement "B" 4.00 Wide"

"TasWater" means the Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.



.....
Daniel Joseph Hanna
Director



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Colin Paul Dewhurst
Director

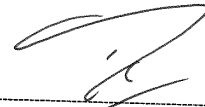
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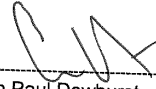
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP. 188351
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

Executed by **Tasmanian Country Club Properties Pty Ltd** (ACN 647 888 873) pursuant to section 127(1) of the *Corporations Act 2001* (Cth)

By:



Daniel Joseph Hanna - Director



Colin Paul Dewhurst - Director

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PROJECT ADDRESS:

4 Cheval Close, Country Club Est, Prospect Vale

OWNER:

T. Adams + N McCaffrey

DATE:

14.10.25

PROJECT No:

HHL24013

REV:

06



Drawing List

No.	Drawing	Revision
00	Cover Page	
01	Site Plan	Retaining Wall information
02	Concept Plan	Clients updates (29.07)
03	Floor Plan	Clients updates (29.07)
04	Elevations	Retaining Wall information
05	Roof Plan	Clients updates (29.07)
06	Electrical Plan	Sign off update (02.09)
07	Plumbing Plan	
08	Shadow Diagrams	Added for Planning

Floor Areas

AL FRESCO 1	8.77
COURTYARD	5.34
GARAGE	48.80
PORCH	3.66
RESIDENCE	171.92
VERANDAH	7.20
TOTAL	245.69



Hotondo Homes

PLANNING

Conceptual Design Disclaimer: These drawings are provided for conceptual design purposes only and should not be used for construction.

Pricing-Only Disclaimer: These drawings are provided solely for the purpose of contractor pricing and are not intended for construction.

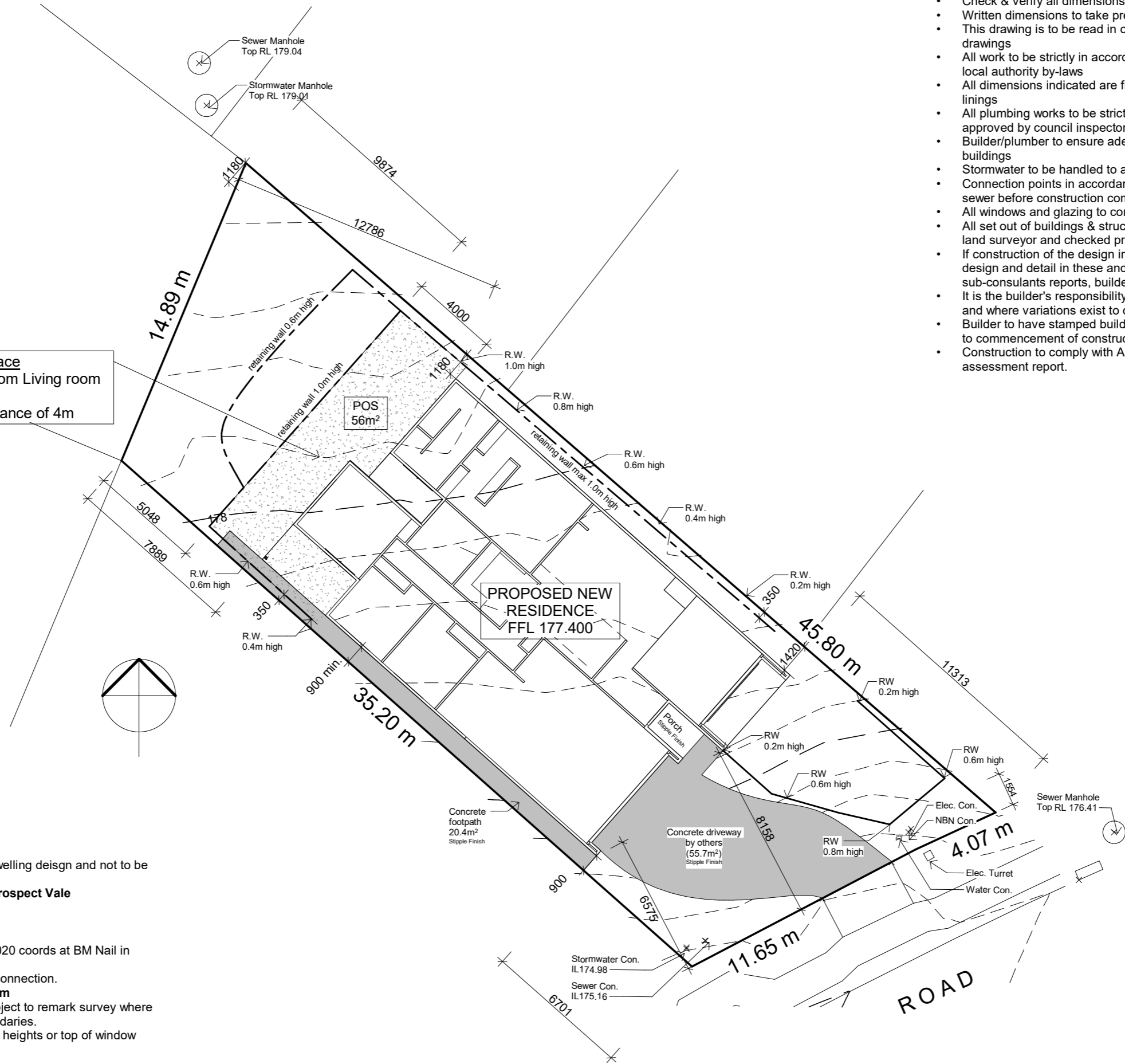
Contractor must verify all dimensions and levels on site before beginning any work or producing shop drawings. Do not scale drawings—use written dimensions only. All dimensions provided in this drawing are nominal.

General notes

- Check & verify all dimensions, levels and floor areas on site
- Written dimensions to take preference over scaled
- This drawing is to be read in conjunction with the engineer's structural drawings
- All work to be strictly in accordance with NCC 2019, all SAA Codes & local authority by-laws
- All dimensions indicated are frame to frame and do not allow for wall linings
- All plumbing works to be strictly in accordance with AS3500 & approved by council inspector
- Builder/plumber to ensure adequate fall to site and away from buildings
- Stormwater to be handled to avoid drainage to neighbouring sites.
- Connection points in accordance with AS3500 for stormwater and sewer before construction commences
- All windows and glazing to comply with AS1288 & AS2047
- All set out of buildings & structures to be carried out by a registered land surveyor and checked prior to construction
- If construction of the design in this set of drawings differ from the design and detail in these and any associated documents inclusive of sub-consultants reports, builder and owner are to notify designer
- It is the builder's responsibility to comply with all planning conditions and where variations exist to contact designer
- Builder to have stamped building approval drawings and permits prior to commencement of construction
- Construction to comply with AS3959, read in conjunction with bushfire assessment report.

Private Open Space

- Accessible from Living room
- 56m² area
- Minimum distance of 4m



Site Plan

1 : 200

Survey Notes:

1. Survey Undertaken 28.01.25
2. Purpose for this survey is for residential dwelling design and not to be used for other purposes
3. **Location: Lot 47 Country Club Estate, Prospect Vale**
4. **Title Ref: CT. n/a**
5. Underground Assets not located
6. Survey conducted by *Radian Surveying*
7. Co-ordinate datum plane based on MGA2020 coords at BM Nail in kerb "B"
8. Level datum AHD83 per Smartnet GNSS connection.
9. **Contour Interval 0.2m, index interval 1.0m**
10. Boundaries are indicative only and are subject to remark survey where proposed works are close to or along boundaries.
11. Adjoining house levels to ridge lines, gutter heights or top of window openings where shown.

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Hotondo Homes

JOB ADDRESS:
 4 Cheval Close, Country Club Est, Prospect Vale

OWNER:
 T. Adams + N McCaffrey

DESIGN NAME:
 ICELYN 243

DRAWING:
 Site Plan

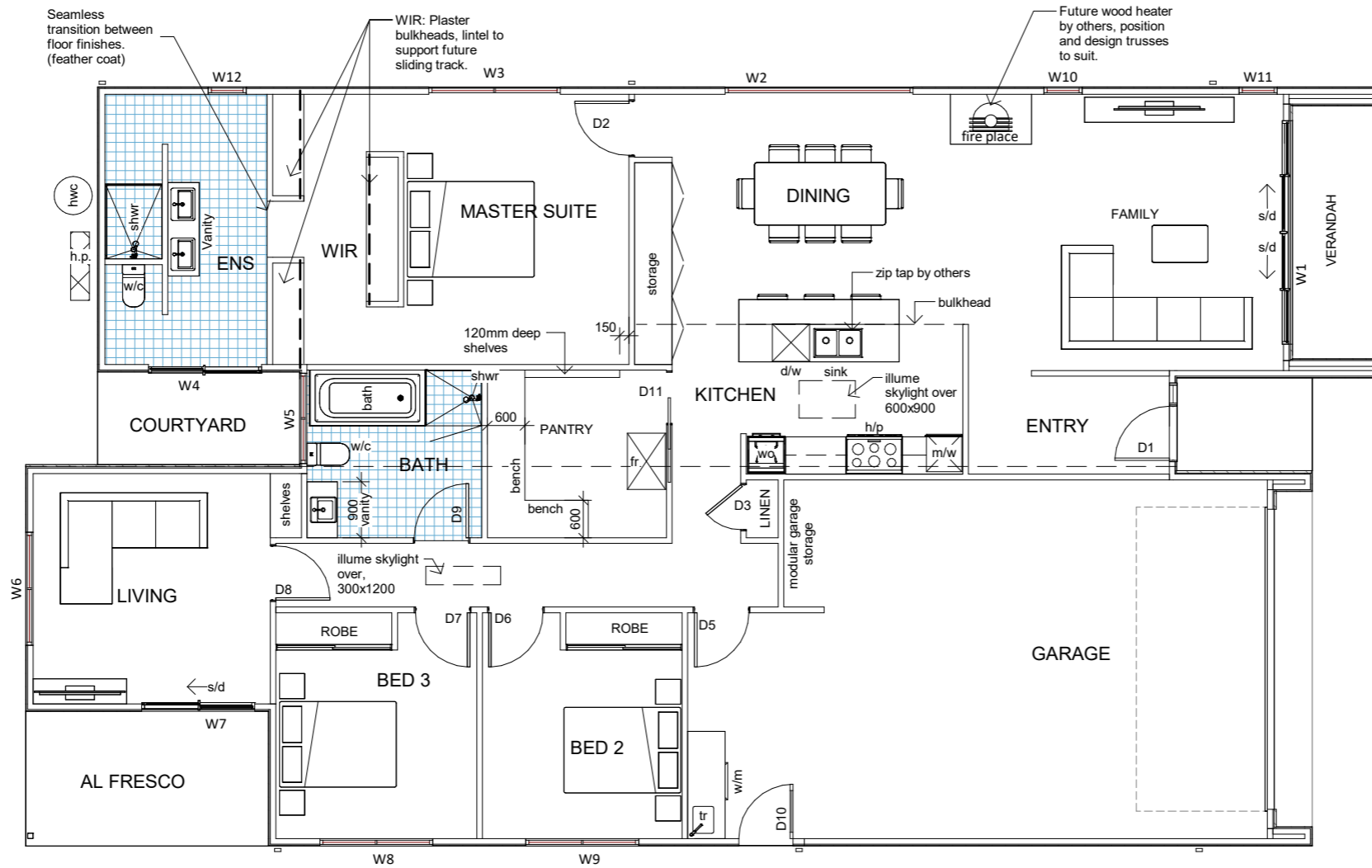
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 tcp tcp

DATE: SCALE:
 14.10.25 1 : 200

PROJECT/PAGE No: REV:
HLD24013 -01 06

Floor Areas

AL FRESCO 1	8.77
COURTYARD	5.34
GARAGE	48.80
PORCH	3.66
RESIDENCE	171.92
VERANDAH	7.20
TOTAL	245.69



Concept Plan

1 : 100

Floor Areas

AL FRESCO 1	8.77
COURTYARD	5.34
GARAGE	48.80
PORCH	3.66
RESIDENCE	171.92
VERANDAH	7.20
TOTAL	245.69

Door Schedule

Mark	Width	Description	Comments
1	870	External Aluminium Door	w 350 sidelight
2	870	Internal Timber Door	
3	720	Internal Timber Door	
5	870	Internal Timber Door	
6	870	Internal Timber Door	
7	870	Internal Timber Door	
8	870	Internal Timber Door	
9	870	Internal Timber Door	
10	870	External Glazed Door	
11	820	Cavity Sliding Door	

Window Schedule

Mark	Height	Width	Description	Comments
1	2100	3584	Glass 4 Panel Sliding Door	Custom Window Over, recessed sill to sliding doors
2	2100	3010	Fixed Window	Picture Window
3	2100	2110	Casement Window	1 x 650 wide casement section
4	2100	1810	Glass Sliding Door	Recessed sill to sliding doors
5	1200	1450	Awning Window	Opaque
6	1800	1810	Awning Window	
7	2100	1810	Glass Sliding Door	Recessed sill to sliding doors
8	1200	1810	Awning Window	
9	1200	1810	Awning Window	
10	1800	610	Fixed Window	
11	1800	610	Fixed Window	
12	900	610	Awning Window	

NOTE: Refer to elevations for louvre placements and custom raked window, South Eastern Elevation, above W1.

All windows to be check measured on-site prior to order and installation. Ensure flyscreens are BAL compliant. Glazing certification to be provided to Building Surveyor.

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Hotondo Homes

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4 Cheval Close, Country Club Est, Prospect Vale

OWNER:
T. Adams + N McCaffrey

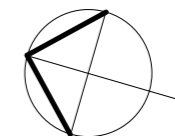
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ICELYN 243

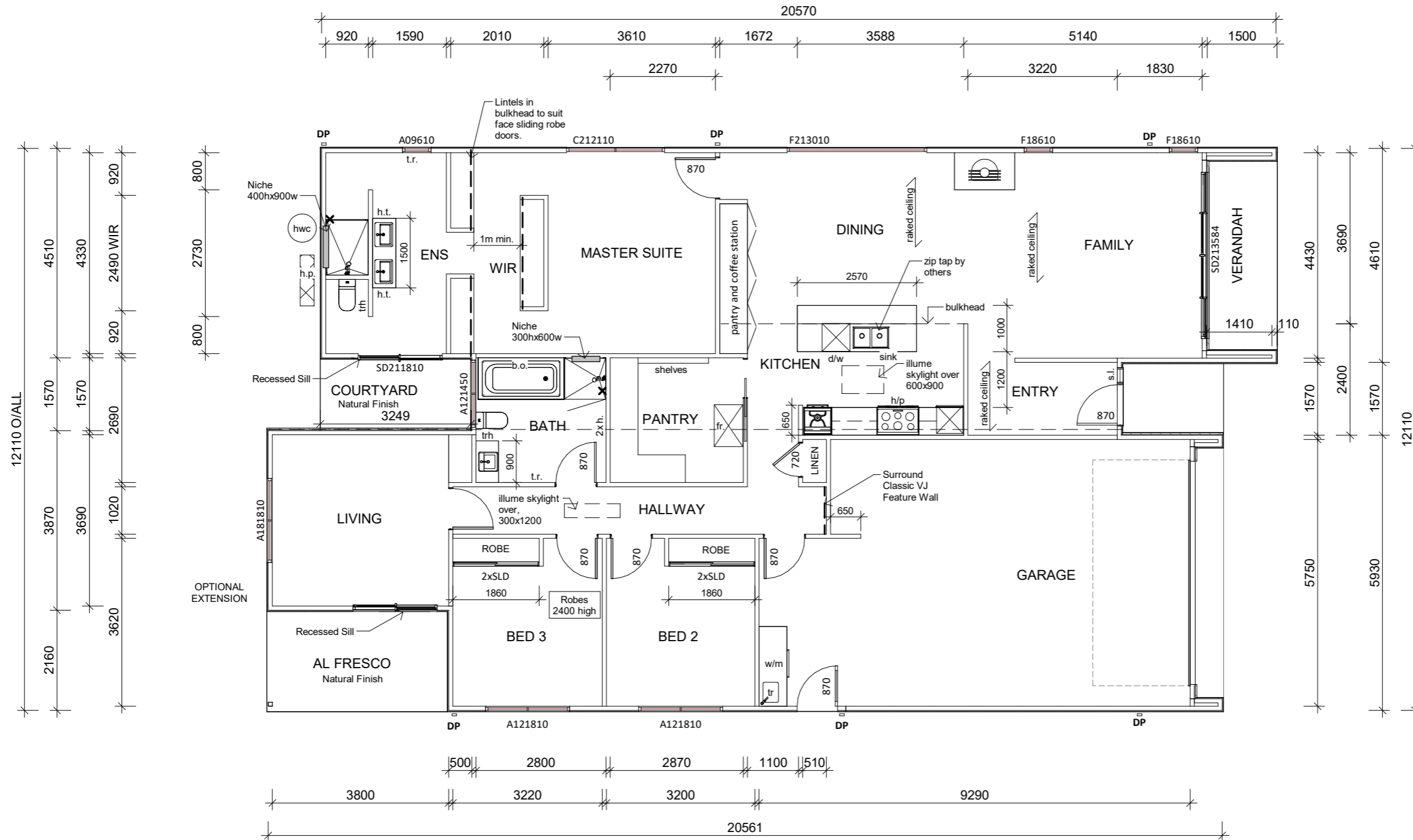
DRAWING:
Concept Plan

DRAWN BY: tcp APPROVED BY: tcp

DATE: 14.10.25 SCALE: 1 : 100

PROJECT/PAGE No: **HLD24013 -02** REV: **06**





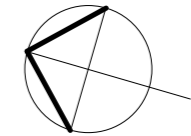
Ground Floor
1 : 100

Floor Areas

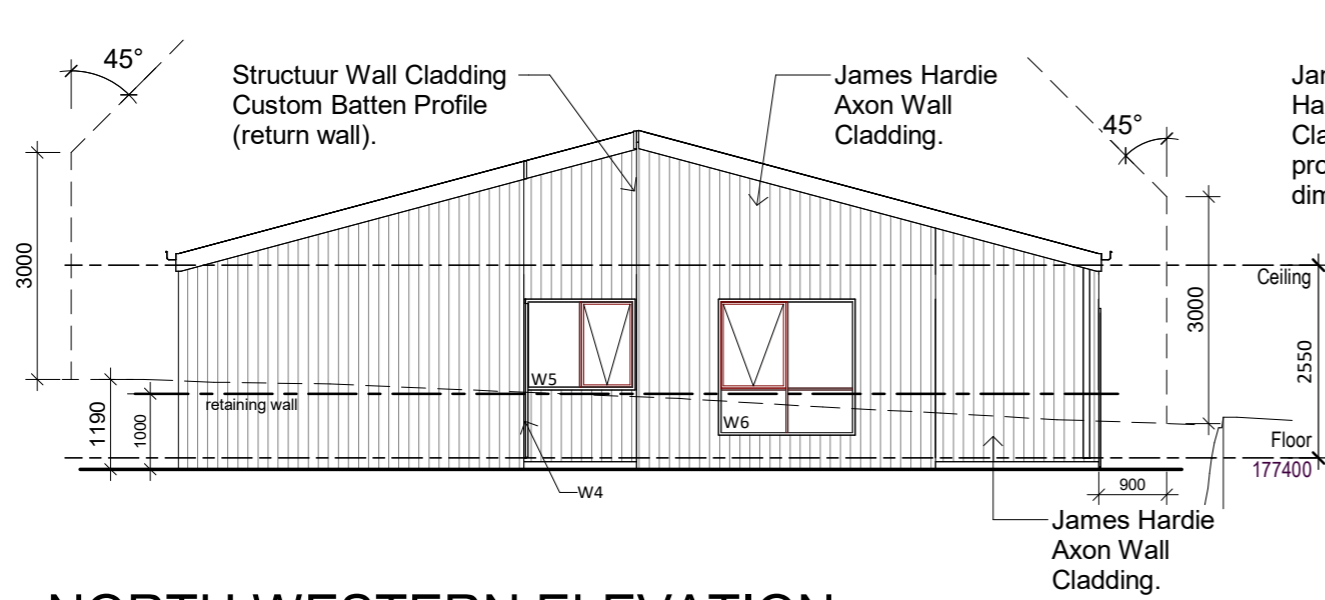
AL FRESCO 1	8.77
COURTYARD	5.34
GARAGE	48.80
PORCH	3.66
RESIDENCE	171.92
VERANDAH	7.20
TOTAL	245.69



JOB ADDRESS: 4 Cheval Close, Country Club Est, Prospect Vale	
OWNER: T. Adams + N McCaffrey	
DESIGN NAME: ICELYN 243	
DRAWING: Floor Plan	
DRAWN BY: tcp	APPROVED BY: tcp
DATE: 14.10.25	SCALE: 1 : 100
PROJECT/PAGE No: HLD24013 -03	REV: 06

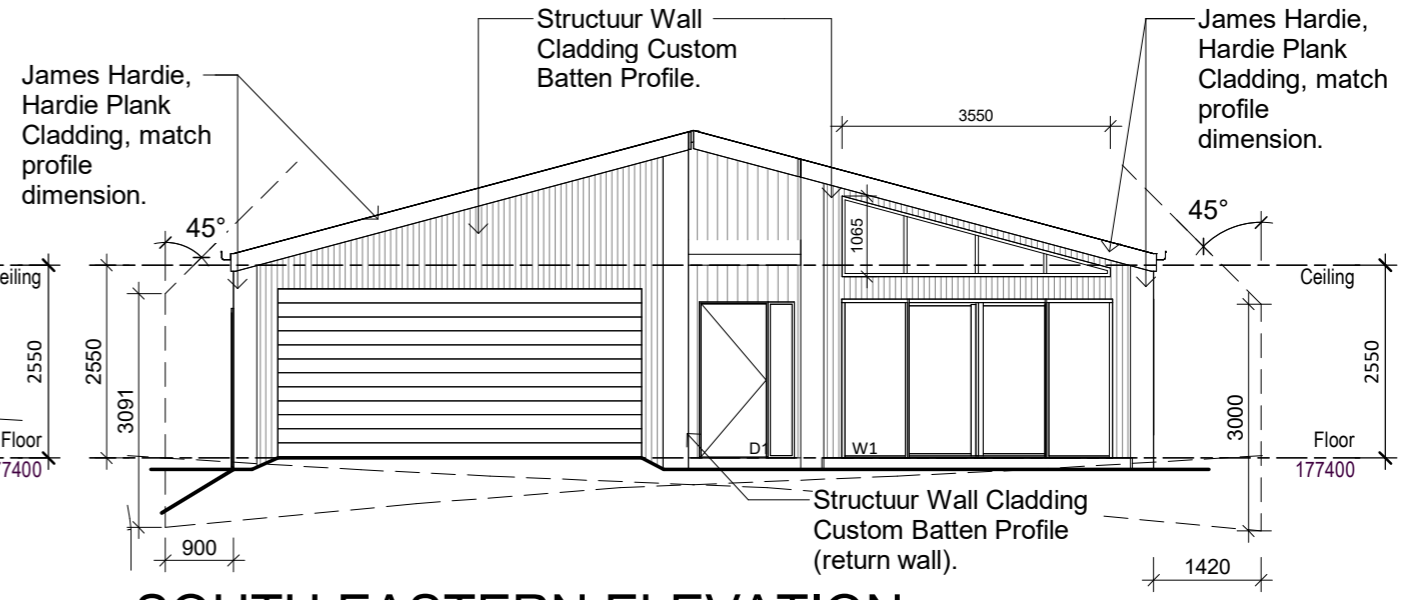


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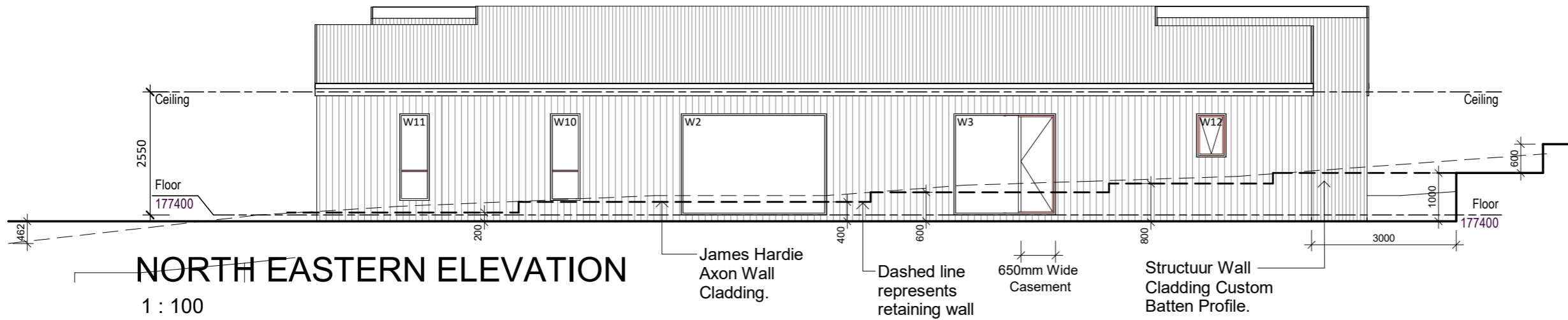
NORTH WESTERN ELEVATION

1 : 100



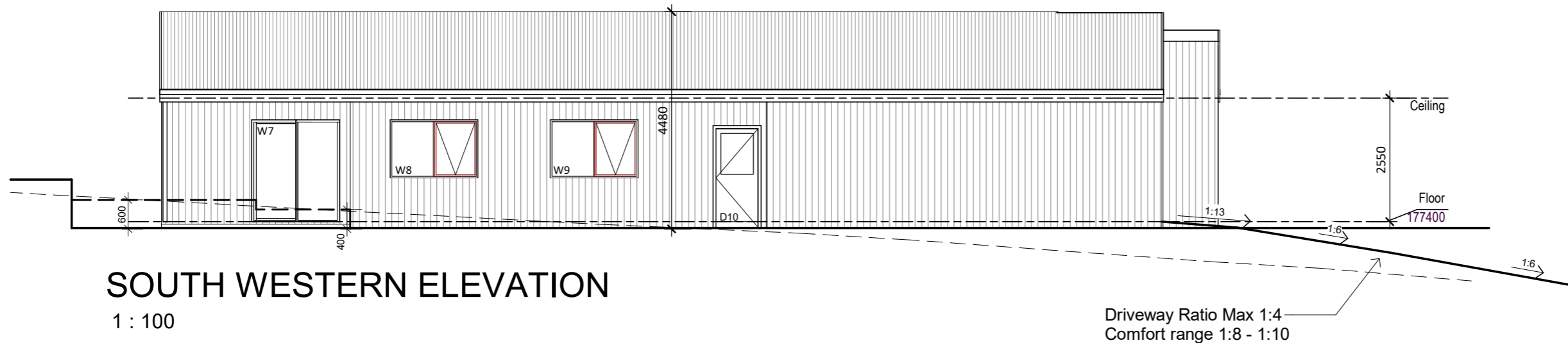
SOUTH EASTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100



**Hotondo
Homes**

JOB ADDRESS:
4 Cheval Close, Country Club
Est, Prospect Vale

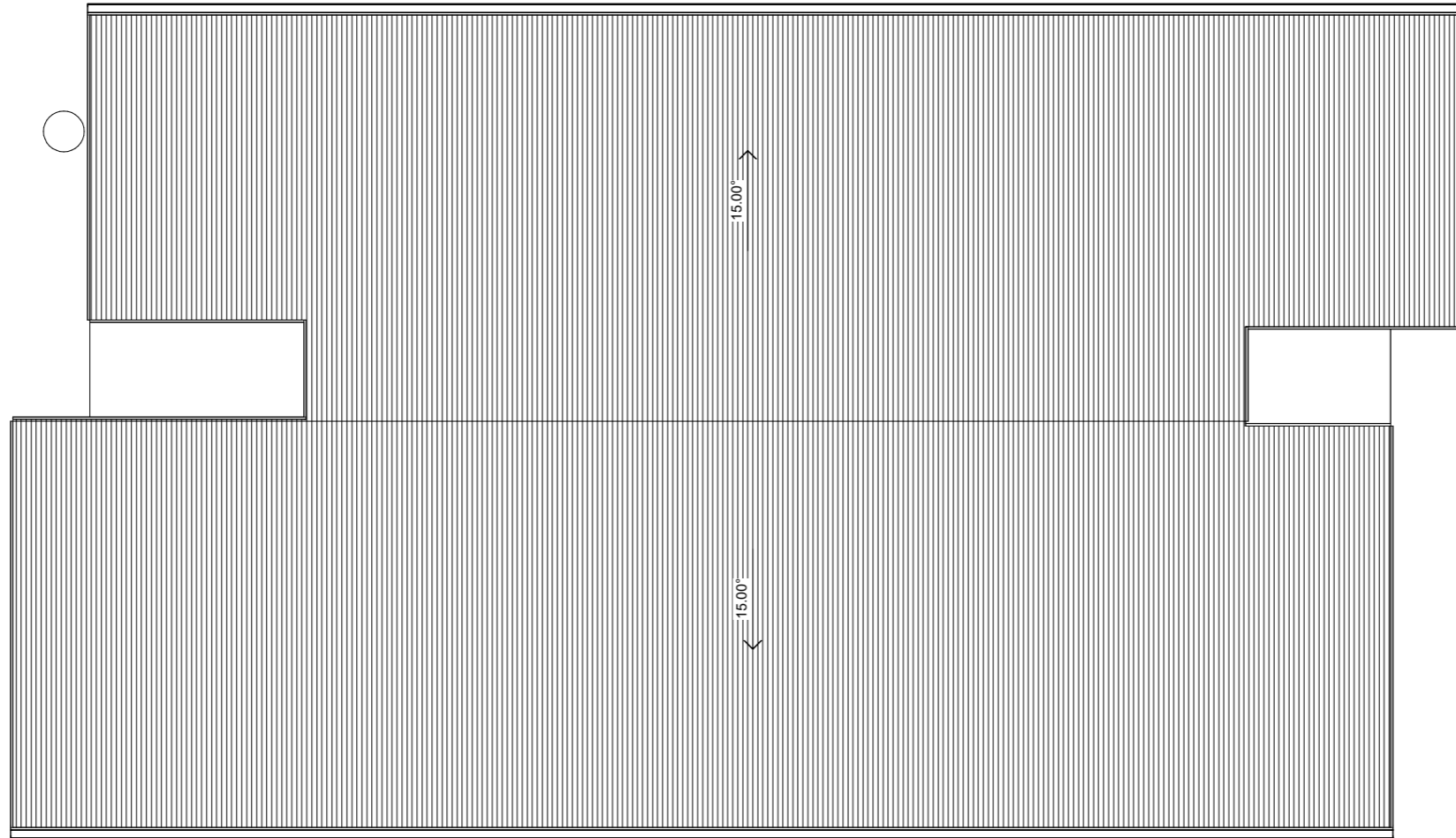
OWNER:
T. Adams + N McCaffrey

DESIGN NAME:
ICELYN 243
DRAWING:
Elevations

DRAWN BY: APPROVED BY:
tcp tcp
DATE: SCALE:
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PROJECT/PAGE No: REV:
HLD24013 -04 06

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Roof Plan
1 : 100



**Hotondo
Homes**

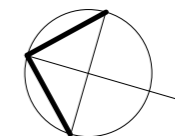
JOB ADDRESS:
4 Cheval Close, Country Club
Est, Prospect Vale

OWNER:
T. Adams + N McCaffrey

DESIGN NAME:
ICELYN 243
DRAWING:
Roof Plan


















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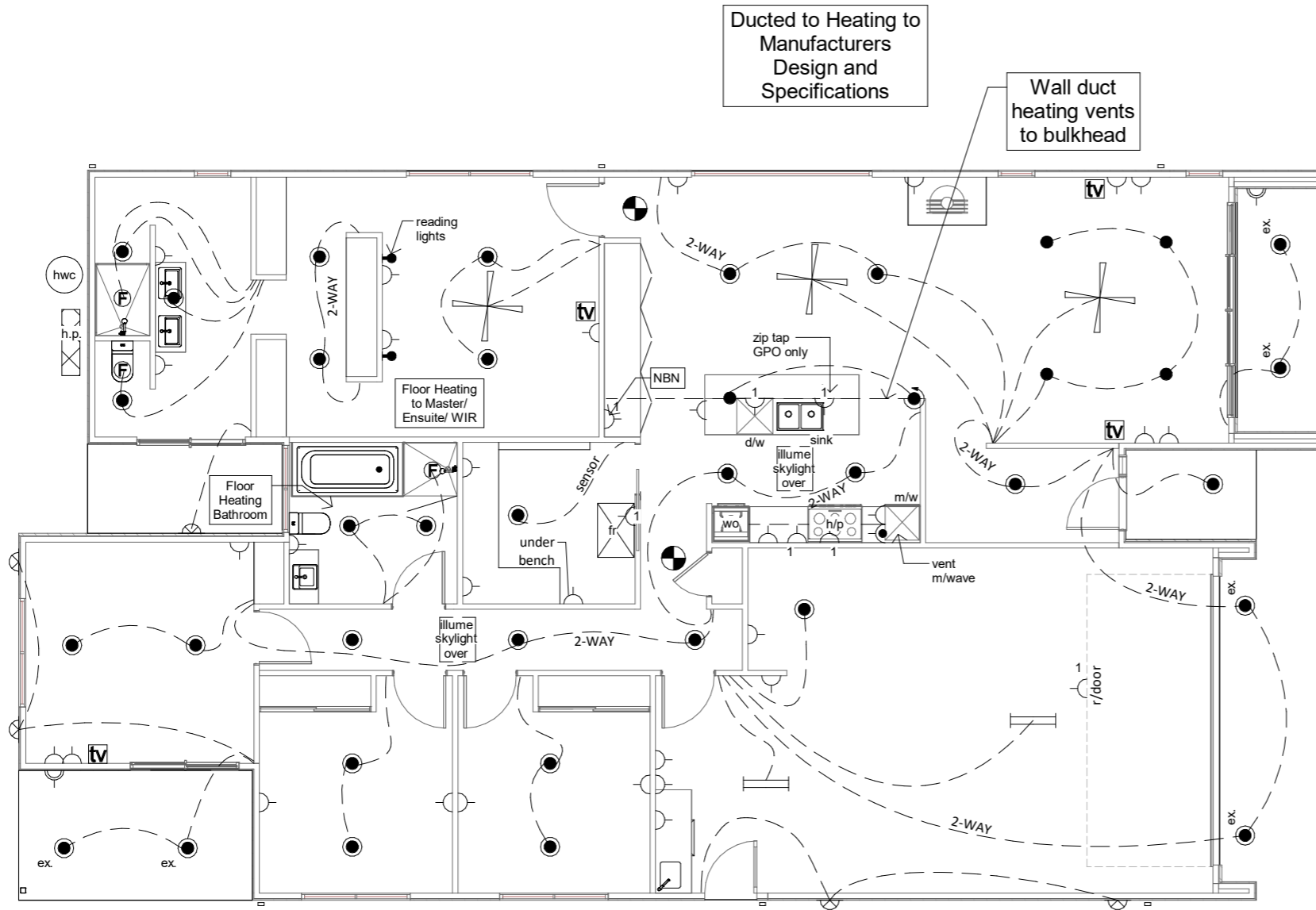
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Legend

-  Wall Light
(ext.=External, int.=Internal)
-  Batten Fix Ceiling Light
-  LED Down Light (ext. External)
(ext.=External, w.=Wet Area)
-  LED Down Light
-  Four Light with Fan and Heat
c/w Damper exhaust to outside.
-  Wall Light
(ext.=External)
-  Exhaust Fan to outside
-  LED Tube Light
-  Dimmer Switch
-  Single General Purpose Outlet (GPO)
-  Double General Purpose Outlet (GPO)
-  Television Outlet
-  Exhaust Fan to outside
-  Heat Pump Wall Unit (internal)
-  Heat Pump -Return Air Vent
-  Heat Pump -Ceiling Outlet
-  Heat Pump -Ceiling Outlet



Electrical Plan

1 : 100



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OWNER:
T. Adams + N McCaffrey

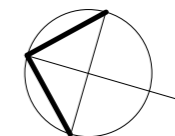
DESIGN NAME:
ICELYN 243
DRAWING:
Electrical Plan

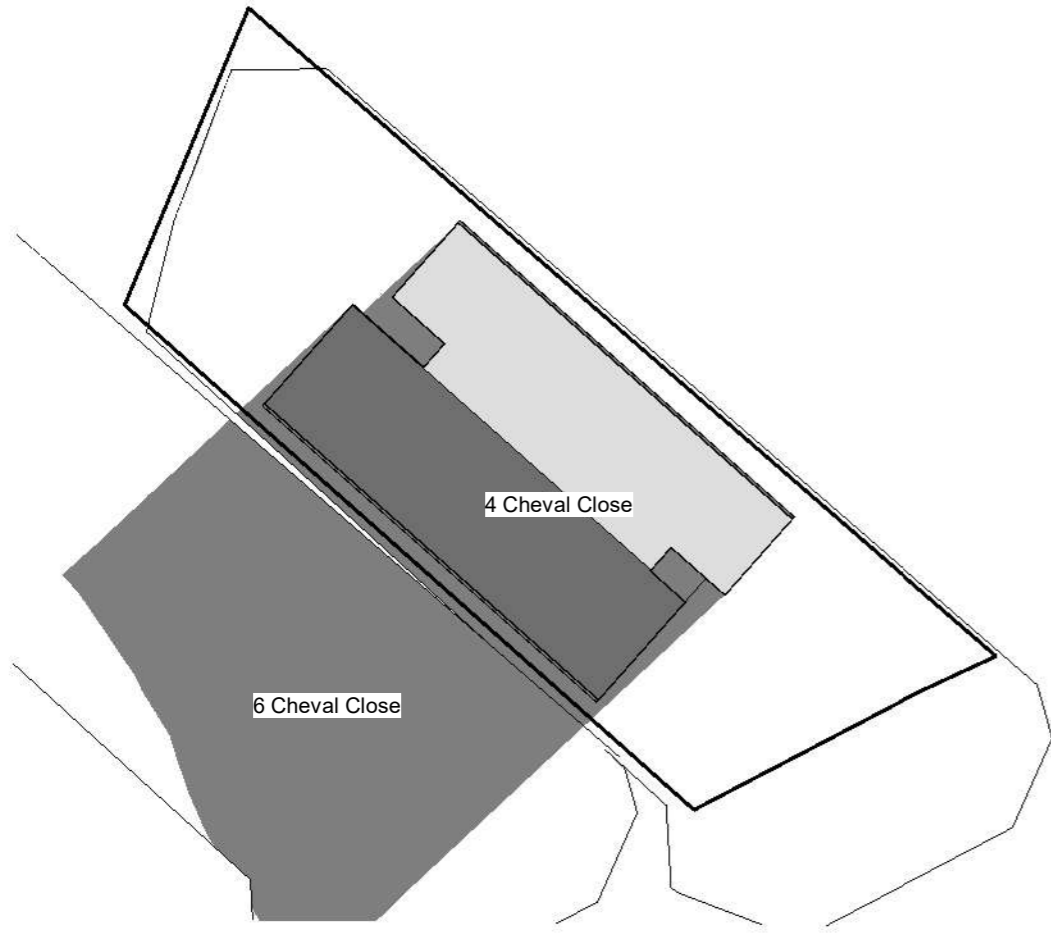
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DATE: 14.10.25 SCALE: 1 : 100

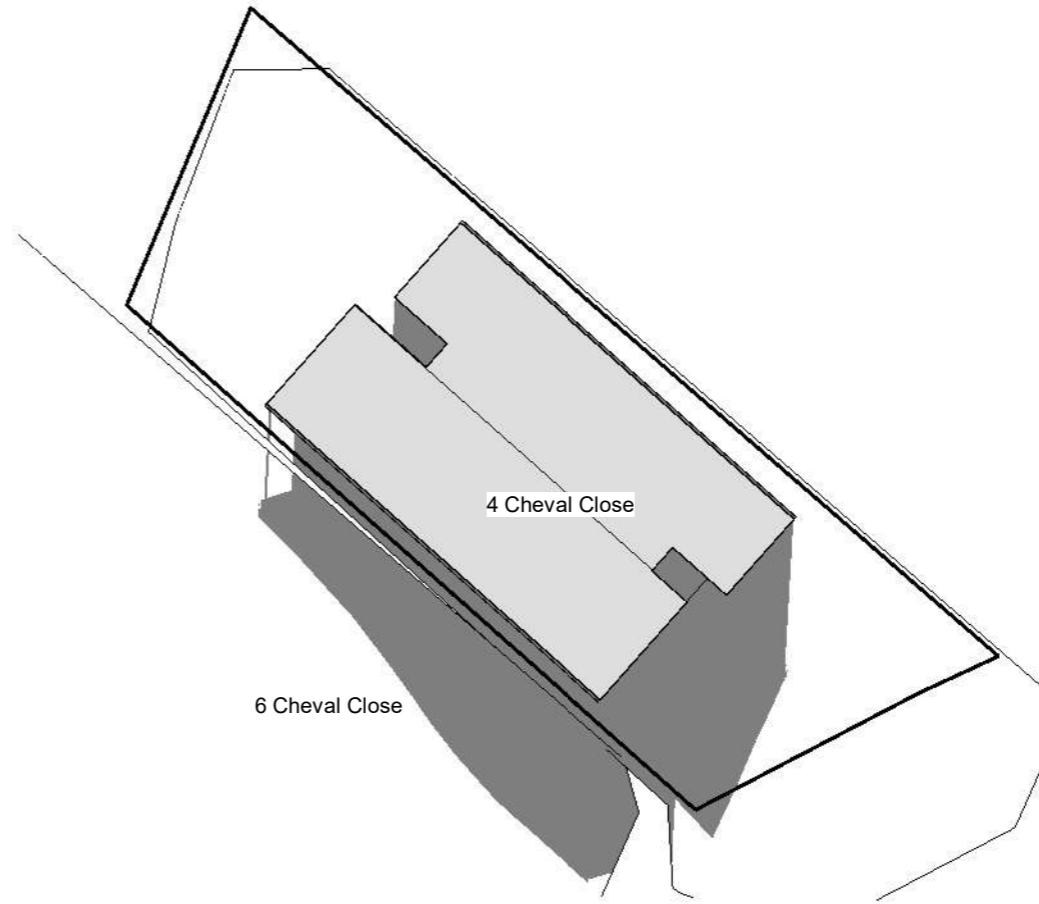
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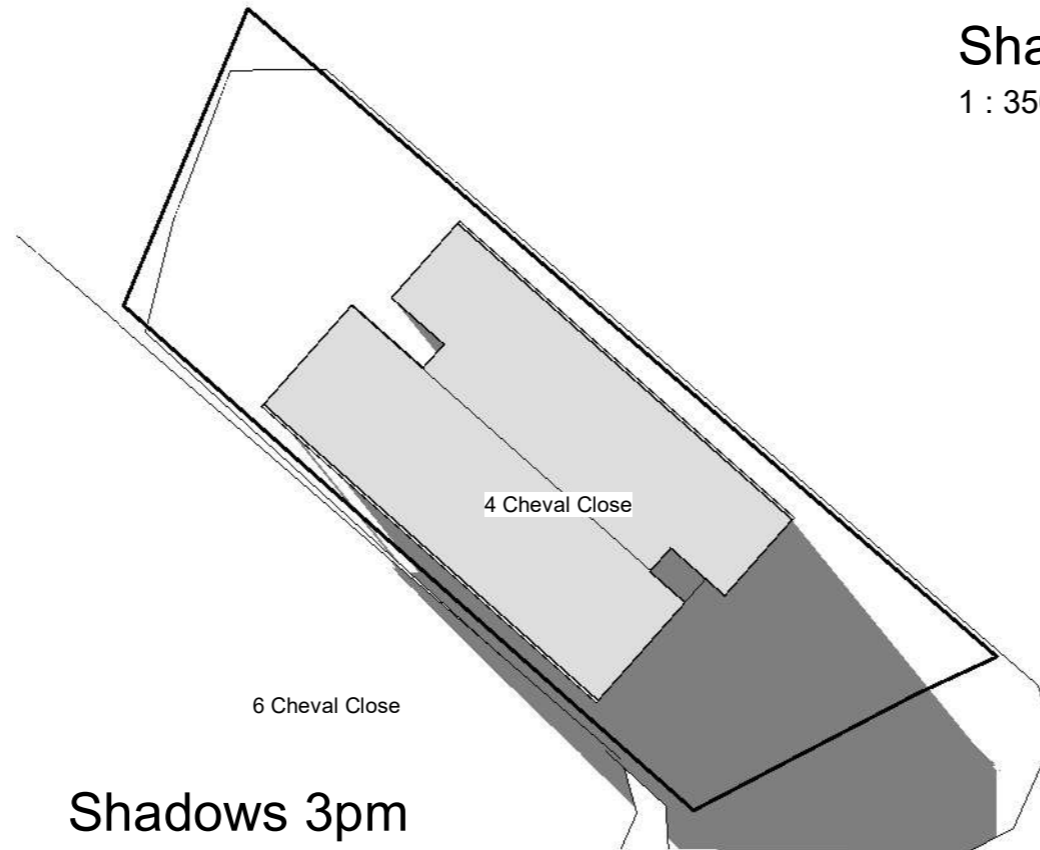




Shadows 9am
1 : 350



Shadows 12pm
1 : 350



Shadows 3pm
1 : 350



**Hotondo
Homes**

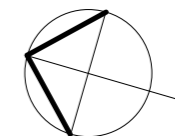
JOB ADDRESS:
4 Cheval Close, Country Club
Est, Prospect Vale

OWNER:
T. Adams + N McCaffrey

DESIGN NAME:
ICELYN 243
DRAWING:
Shadow Diagrams

DRAWN BY:	APPROVED BY:
tcp	tcp
DATE:	SCALE:
14.10.25	1 : 350

PROJECT/PAGE No:	REV:
HLD24013 -08	06



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